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RIVERSIDE COUNTY GENERAL PLAN

SUMMARY OF ADOPTED GOALS, OBJECTIVES, POLICIES
AND IMPLEMENTATION MEASURES OF ADOPTED ELEMENTS

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* These elements have maps associated with the adopted document. The applicant should check with the Planning Department in order to review a copy.



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RIVERSIDE COUNTY GENERAL PLAN

INTRODUCTION

This text summarizes the goals and policies of each of the elements of the Riverside County General Plan. Riverside County is currently preparing a Countywide Consolidated General Plan which will integrate each of these elements into a consistent set of programs and standards for development in the County. A draft of the Consolidated Plan will be available for public comment in January 1981, and is expected to be adopted by the Board of Supervisors early in 1982. Until the Consolidated Plan is adopted, development proposal must be consistent with the existing general plan elements.

This document may be used as an overview of the County's goals and policies and as a first step towards evaluating the consistency of projects. For additional information, the applicant should review the complete element. It is important to note that area plans and interim policies have been adopted in many areas of the County. The applicant should consult with the Planning Department to determine if his project is located within an area plan or if interim policies have been adopted which effect this project. Table 1 lists the area plans which have been adopted and those that are in progress. In addition, the table lists the general location of areas which have interim policies adopted by the Board of Supervisors. The policies contained in the area plans and interim policies should also be applied to the proposed project.

LAND USE ELEMENT (Adopted December 13, 1965)

The Countywide Land Use Element has been amended many times since 1965 by areawide plans as well as site specific general plan amendments. The following description of the general plan is taken from the original Land Use Element which sets forth the direction for the elements and amendments which followed:

"The General Plan will focus attention on the tremendous population growth, the areas affected or to where growth should be guided and which needed further study.

Serve as a broad guide to the Board of Supervisors, the Planning Commission and other county and city agencies in establishing policies, in evaluating proposals and in making day to day decisions.

Serve citizens of the county in a similar manner.

Provide a framework for developing zoning and subdivision patterns and for encouraging the wise and proper use of the lands, waters and other natural resources of the county.

Form a basis for a continuing program of planning.

Assist in the development and integration of adequate facilities to serve the people and their activities and to properly develop the resource of the county.

Call particular attention to the conservation of prime agricultural lands and of scenic and wild areas and features and promote an orderly transition of rural land to urban uses.

TABLE 1

LOCATION OF AREA PLANS AND INTERIM POLICIES

<u>Area Plan</u>	<u>Date Approved</u>
Perris Reservoir	June 5, 1967
Hemet-San Jacinto	November 12, 1968
Coachella-Thermal-Indio	Amended to Sept. 25, 1973
Cove Communities	December 19, 1972
Rancho California	July 19, 1973
San Gorgonio Pass	July 17, 1973
Jurupa	September 18, 1973
Moreno Valley	October 18, 1977
Riverside Extended Mountain Area Plan (REMAP).	September 11, 1979
Hemet-Ryan Airport Plan	June 10, 1980
Perris Valley	Underway
Southwest Territory	Underway
Rancho El Sobrante Community Plan	Underway
Rancho California-Temecula Community Plan	Underway
Palo Verde	Underway
Calimesa Community Plan	Underway
Woodcrest Community Plan	Underway
<u>Interim Policies</u>	<u>Date Adopted</u>
Romoland	October 31, 1978
Hemet-San Jacinto Area	June 19, 1979
Rancho California (Agricultural) Special Study	April 3, 1979
Murrieta	November 13, 1979
Woodcrest	Underway
<u>Countywide Policies</u>	
Hillside Development Policies	June 27, 1978
Countywide Consolidated General Plan	Underway

Assure investors and developers of a stable environment for their projects in Riverside County.

Provide a basis for coordinating the plans of Riverside County with those of other governmental agencies."

The element described the general plan in the following way:

The Plan is "general" - it concerns itself with broad recommendations for land use. It is not a zoning plan which designates specific uses for specific properties.

The Plan is "comprehensive" - it is concerned with all elements of planning, but most particularly land use, transportation and highways, recreation and public facilities.

The Plan is "long range" - it looks into the future and establishes goals for the coming 20 years and beyond.

The Plan is "flexible" - it recognizes that the life and affairs of men are dynamic and that modifications will be necessary from time to time.

Preparing the general plan required that certain basic assumptions be made. These assumptions were:

"That present trends in economic growth, in political and military activity and in population and industrial movement to the southwest will continue.

That Riverside County will attract an increasing number of new industries and people as congestion and density increase in the Los Angeles-Orange County area.

That the popularity of the desert will continue.

That water will not be a seriously limiting factor except in some remote and presently undeveloped areas.

That the Riverside County Department of Development will continue a strong promotional program.

That, except in a few instances, agricultural lands which have required a substantial investment in "permanent" materials and facilities will largely remain in agriculture.

That the people of Riverside County want growth to take place in an orderly manner and to be attractive and of high quality.

That the interest of the people in developing and maintaining the economic and scenic attractiveness of Riverside County will increase greatly.

That, while the rapid increase in technical and scientific knowledge will continue, it will not produce radical changes in present economic, physical and social patterns. However, such changes may well occur but neither their kind, time nor impact can be predicted."

CIRCULATION ELEMENT (Adopted October 22, 1962)

Only the Circulation Element map and right-of-way widths were adopted. Road standards were adopted by ordinance. A copy of this map is available at the Riverside County Planning Department.

OPEN SPACE/CONSERVATION ELEMENT (Adopted June 26, 1973)

Statement of General Goals and Policies

General Goals

The following broad planning goals, which have been accepted for the area general plans, are offered as a foundation upon which the open space and conservation goals may be based:

1. To create and preserve the best possible living environment for all inhabitants.
2. To attain an urban growth pattern which is orderly, convenient, and efficient, and which can be economically provided with needed public services.
3. To achieve a well-balanced and diversified economy, to assure a variety of economic opportunities, and to assure employment opportunities for all members of the work force.
4. To assure equal opportunities for education, recreation, housing, and health care for persons of all social, ethnic, and economic groups.
5. To preserve open space; conserve or wisely use natural resources; and protect outstanding geographical features.
6. To protect and enhance the quality of the physical environment--particularly in regard to air, water, noise, litter, and visual amenities.

General Policies

This plan further recognizes that the determination of ultimate land use is a two-step process involving the development of a general plan and the development of a zoning ordinance. It is intended that the policies and goals set forth in the open space and conservation elements shall be utilized in the development of permissible densities in the land use element of the general plan and in the zoning ordinance.

The following broad policies are offered with respect to the stated general goals:

1. Future urban development in the County should be primarily located within areas where public facilities and services can be provided efficiently and economically. Care shall be taken to provide sufficient public and private open space within the urban areas.

2. Areas nearest the urban areas should be utilized for such uses as low density development, light agriculture, recreation, and other compatible uses which do not require public services to the extent required for the urban areas.
3. The lands outside of the low density development areas should be utilized for very low density residential and for such other uses as agriculture, recreation, and mineral resources.

OPEN SPACE ELEMENT

Open Space Goal

To preserve and maintain an open space system which will permit production of food and fiber, conserve natural resources, preserve scenic beauty, define urban form, provide open space for outdoor recreation, provide public safety, and protect health.

Open Space Policies

The following policies are courses of action to achieve the Open Space Goal:

1. The open space characteristics of the County, including the rivers, the mountains, the deserts, and the agricultural lands, should be controlled so that premature and indiscriminant development will not occur.
2. Policies and programs which implement the concept of extending urbanization contiguously from established urban centers rather than allowing scattered development shall be encouraged and supported.
3. The premature extension of public services, facilities, utilities, and other capital improvements for urban uses into open space shall be discouraged.
4. The preservation of productive agricultural land shall be encouraged for its value in providing food and fiber and in maintaining a viable agricultural industry.
5. The recreational use of lands in environmental hazard areas, such as flood plains and geological hazard areas, shall be encouraged as long as public health and safety are not endangered.
6. Open space lands which have the potential to provide important recreational opportunities should be protected carefully and managed wisely.
7. The preservation of open space--such as the river flood plains--within urban areas shall be encouraged in order to provide relief from the forces and effects of the urban environment.
8. Areas subject to flooding, fire hazard, earth slippage, and other natural hazards should be carefully regulated.
9. Development on flood plains and in flood hazard areas shall be prohibited or restricted prior to installation of flood control and drainage facilities.

10. Urban development adjacent to publicly-owned open space lands should be developed in a manner which will not conflict with public open space uses.
11. Adequate access to river open space corridors shall be ensured by encouraging or requiring developers of bordering lands to provide public easements by means of streets, walkways, or trailways.
12. Efforts to achieve assessment practices compatible with and supportive of open space lands shall be encouraged.
13. Open space preserves under legislation enacted pursuant to Article XXVIII of the California Constitution should be utilized.
14. Areas of open space significance, such as scenic highway corridors, shall be identified and measures shall be developed to limit uses to those compatible with the values and qualities of those areas.
15. Open space areas of unique, representative, or fragile ecologies needed for education or scientific research should be conserved.
16. The development of a coordinated system of recreational, scenic, scientific, cultural, and nature-oriented open spaces and linkages shall be encouraged.
17. Use of legislative and financial tools (such as the Quimby Act) which require subdividers or developers to dedicate lands or to make in lieu payments for park or other open space uses shall be encouraged.
18. The preservation and utilization of lands having essential mineral resources should be encouraged.
19. Rehabilitation plans for areas no longer used for mineral extraction shall be promoted and encouraged so that other beneficial open space uses can be made of the sites.
20. Open space needed for protection of air quality, water quality, and water supply and for waste disposal and noise abatement should be protected and conserved.
21. Proponents of development in open space areas shall demonstrate that no significant adverse impact will be created which would detract from desirable qualities of those areas.
22. Substantial developments within the designated open space areas shall be developed pursuant to a Specific Plan of land use or conditional use permit, or both if appropriate in a particular situation, to ensure that the development is properly protected from blow sand, wind erosion, flooding and other physical problems; to ensure that the development can provide the necessary sewage disposal, water supply, and similar facilities, and to ensure that the development fits within the concept of maintaining open space through the use of planned developments that integrate open space into the development.

CONSERVATION ELEMENT

Conservation Goal

To manage the development and use of natural resources in the County in a manner that will protect and enhance the quality of the total environment.

Conservation Policies

The following policies are courses of action to achieve the Conservation Goal:

1. The utilization of natural resources including soil, water, vegetation, air, wildlife, and mineral resources shall be carefully controlled and managed.
2. The concept that quietness is a desirable environmental factor shall be recognized, and measures to control man-made noise within tolerable limits shall be promoted.
3. Significant mineral deposit sites shall be protected, and imaginative reuse of areas where minerals have been removed shall be encouraged and promoted.
4. The management principle of multiple use and sustained yield in the development and use of natural resources shall be promoted and encouraged.
5. The maintenance and conservation of trees and other natural vegetation shall be encouraged and promoted.
6. Development in canyons and on hillsides shall be regulated so as to prevent obstruction of natural runoff courses and scarring of hillsides.
7. The planting of fire-resistant vegetation shall be promoted along roadways and other fire-prone areas.
8. Cooperation among responsible agencies to protect prime soils from dangers such as erosion and misuse shall be encouraged.
9. The protection and preservation of wildlife for the maintenance of the balance of nature shall be encouraged.
10. The maintenance and improvement of water quality by sound conservation practices in regard to water and watersheds shall be promoted.
11. Good quality air shall be recognized as a prime resource, and cooperation among all responsible agencies--both private and public--to protect and maintain air quality shall be promoted.
12. Outstanding scenic vistas and visual features shall be preserved and protected.
13. To the maximum possible extent, major drainage courses shall remain in a natural condition in order to preserve wildlife, vegetation, and scenic values.

14. Areas of environmental resource significance, such as wildlife habitat, unique vegetation, and historic-archaeologic values, should be identified by appropriate agencies and measures should be developed to limit uses to those compatible with the values of those areas. Pending completion of these procedures, responsible local and regional agencies should seek to limit the use of such areas.
15. The "wilderness experience" should be regarded as a resource to be managed, protected, and enhanced. The control of visitation and mode of transportation should be designed to conserve this resource.
16. Proponents of development in conservation areas and in other areas of environmental resource significance shall demonstrate that no significant adverse impact will be created which would detract from desirable qualities of those areas.

NOISE ELEMENT (adopted October 21, 1975)

Goals

1. To identify, establish, and maintain acceptably low levels of noise within Riverside County.
2. To protect public health and welfare by mitigating noise impacts on the public and to alert the public about the potential impact of noise.
3. To reduce economic burden and health hazards imposed by noise from transportation modes and other noise sources.
4. Producers of noise should be required to mitigate the noise as much as possible.

Policies

1. The concept that quietness is a desirable environmental characteristic shall be recognized, and measures to control man-made noise within tolerable limits should be developed.
2. Noise-sensitive land uses such as residential, schools, libraries, churches, and hospitals should be controlled in areas of high noise levels, while noise-tolerant land uses such as agriculture, industry, and commerce should be encouraged in those areas.
3. Dense (sound absorbing) walls, berms, plantings, and other barriers shall be encouraged along freeways and major surface streets to buffer adjacent land uses from the full impact of traffic noise.
4. The use and location of off-road and other noise-producing recreational vehicles shall be carefully regulated to protect residents or users of recreational areas from excessive and unnecessary noise.
5. All efforts shall be made to cooperate with the State Department of Transportation and the County Road Department so that the expansion of roads and highways may be accomplished without undesirable noise intrusions in residential or valuable open space and recreational areas.

6. All efforts shall be made to cooperate with federal, state, and county agencies so that airport activities do not result in unacceptable noise levels in sensitive land uses near airports.
7. Noise standards consistent with public health and welfare criteria and techniques for noise abatement by means of building code, subdivision ordinance, and zoning ordinance amendments should be considered.
8. Federal, state, and local agencies shall be encouraged to work toward standardization of measurement methods used in assessing noise impact.
9. The public should be made aware of the seriousness of the effects of noise pollution and the ways in which people can assist in reducing noise.
10. The County should assist, and coordinate with, the cities within its boundaries in order to identify and solve noise problems.
11. Cities in the County should be encouraged to adopt noise policies and programs that are consistent throughout the County.
12. Noise problems shall be thoroughly considered in relation to the various general plan elements--particularly the land use, circulation, transportation, and housing elements.
13. Needed legislation at the local, state, and federal levels which will provide for noise abatement and the distribution of the cost of abatement programs among the producers of noise shall be supported.
14. Noise criteria should be established in specifications for purchase of vehicles, aircraft, and maintenance equipment intended for use by the County.
15. Continued research programs in regard to noise problems shall be encouraged--particularly at the state and federal levels.

Implementation Methods

General. Riverside County is composed of a broad variety of land uses from highly urban to untouched open space. Since such a variety of uses creates a problem for the implementation of noise standards, specific site planning and measurement should also be considered in the case of new developments as well as existing noise sources. The standards are the desirable maximum levels for the general land use designations, and it must be understood that time and intelligent comprehensive planning can help to maintain these controls for a healthy and desirable environment.

Solutions to the noise problem can be approached on several levels. Not only must specific noise sources be dealt with, but the regional and community noise levels must also be considered. The combination of sounds in a community can create an intolerable noise condition in which people are forced to work and live. On the regional or local scales, intelligent design of

buildings, neighborhoods, and circulation systems contribute to lower noise levels.

Zoning. Land use zoning regulations can be used to control land use type and density around transportation facilities. Land use patterns can be delineated in a manner reflecting land use compatibility. Industrial and transportation activities can be given special treatment. Deep setbacks, barriers, and landscaping may be required to soften noise effects.

Site Plan Review. Site plan review is a regulatory process which provides an opportunity to evaluate each development in terms of its compatibility with the noise environment and to develop and utilize proper structure arrangement, landscaping, and other noise alternative measures. Development proposals can be approved with conditions to resolve any difficulties due to noise levels. Such a review may be conducted under the environmental review of the proposal or in other stages of the reviewing process.

Subdivision Regulation. Subdivision regulation is a means of insuring compliance with general plans and zoning. Regulations applicable to noise abatement policy include requiring parcel sizes suitable for commercial and industrial development, and requirement of noise abatement improvements as a condition of approval, i.e., landscaping, earth berms, walls, back-up subdivision walls along arterial highways, and discouraging through traffic.

Building Codes. Noise-reducing insulation and double-paned windows in noise impacted areas can be used to minimize indoor exposure to noise. However, such measures may at times have a less significant effect on protection from noise in the California living style which often centers on daytime outdoor activities. Such measures may be most effective for nighttime protection.

Property Acquisition. Acquisition of adjacent property by public or private agencies operating transportation facilities can insure compatibility of land use in the vicinity of the facility. While this is an effective measure, it is often too costly. Acquisition may be accomplished through fee simple purchase, eminent domain, easements, or advance land acquisition.

Location and Design of Transportation Facilities. The location and design of transportation facilities in relationship to existing and future land uses are critical factors in reducing the impact of transportation noise. This can be accomplished in part by:

- . Maintaining a liaison between transportation agencies and local planning agencies regarding the reduction of noise from existing facilities and control of noise through design and location of new facilities.
- . Reviewing the Circulation Element so that residential neighborhoods may be protected from heavy traffic corridors.

Barriers. Barriers made of plantings and/or structures will reduce sound transmission. Landscape plantings are most useful for aesthetic purposes along a wall or berm-type barrier. A thick planting of trees and shrubs may be effective only against high frequency noises whose wave lengths are not

larger than the average size of the leaves. Solid barriers, however, such as earth berms, masonry walls, and buildings are most effective. If the barrier is relatively impenetrable to sound, the noise reaching the receiver is that which has passed around the barrier. The effectiveness of the barrier (relative to no barrier at all) increases as barrier height increases, as it is moved closer to either source or receiver, and as the frequency of the omitted sound increases.

Absorption and Masking. Absorption and masking nonreflective textures have an effect in reducing sound levels, but it is difficult to make artificial surfaces which are both weatherproof and also sufficiently fine-textured to be efficient sound absorbers, although fine-leaved natural vegetative plants are somewhat effective. If noise levels cannot be brought down to an acceptable point, it is often useful to mask the noise by adding desirable random sound such as from the play of water, music, or rustle of leaves--often called "white noise."

Distance. As a receiver moves away from the noise source, the noise decreases. Noise from a linear noise source will decrease approximately 3 decibels for each 100 feet. Requiring setbacks from transportation facilities may or may not be effective, depending on the distance of the setback. Using distance as a noise attenuator between transportation facilities and a noise-sensitive land use is an effective tool when used as a part of the zoning ordinance. For instance, noise-sensitive uses may not be allowed within certain distances of the noise generator.

Schedule Restrictions. Significant reduction of noise conflicts in sensitive areas can be achieved by recommending the elimination or restricting of night operations of transportation facilities. This technique has been used for facilities adjacent to residential areas.

Control of Airport Operations. Unlike freeway, highway, and rail facilities which operate on the surface, aircraft operations create a unique problem which requires special noise reduction measures and that has to do with noise produced by airborne aircraft. Noise from flying aircraft affects large areas of concentrated urban development. Unfortunately, aircraft noise within flight paths cannot be reduced effectively by walls, earth berms, or other conventional techniques applied to surface transportation.

There are, however, numerous noise abatement strategies that may be used to approach this special problem--some of which are:

- . Operational changes in routes, flight profiles, and operating techniques.
- . Schedule restrictions such as forbidding night flights over urban areas.
- . Technological changes in engine design, airframe changes, and development of new aircraft types.

Action Program

The action program contained herein is intended to effectively implement the goals, policies, standards, and proposals of the Noise Element. The program

consists of three sets of recommendations for actions based upon time spans. Short range actions should be accomplished within the next five years (1980), medium range actions within the next ten years (1985), and long-range actions within the next 15 years (1990).

A. Short-Range Action Recommendations

1. Consider developing a County noise ordinance.
2. Consider revisions to the building code and to the subdivision and zoning ordinances to reflect the most current noise abatement techniques.
3. Consider noise abatement measures for areas adjacent to all major sources of noise pollution such as airports, freeways, and railroads.
4. Investigate procedures which will assess the costs of noise abatement against producers of noise.
5. Provide information on noise pollution to the public as well as information on the corrective action the County government is taking to reduce noise problems.

B. Medium Range-Action Recommendations

1. Encourage centralized noise studies and abatement measures within County government.
2. Encourage state and federal governments to set reasonable noise limits for all transportation vehicles, and encourage standardization of noise measurement methods by the federal government.
3. Seek funds from other levels of government to carry out noise abatement programs.

C. Long-Range Action Recommendations

1. Conduct a community noise study to determine the noise levels of non-transportation sources.
2. Update the Noise Element, community noise study, building code, and subdivision and zoning ordinances as needed.
3. Develop necessary administrative and technical staff to enforce County noise regulations and regulations imposed by higher levels of government.
4. Coordinate with other governmental authorities to standardize building codes and noise, subdivision, and zoning ordinances.

SCENIC HIGHWAY ELEMENT (adopted September 23, 1975)

Goals

1. To protect and enhance scenic resources within specified scenic corridors.
2. To provide enhanced recreational opportunities served by a system of scenic highways.
3. To encourage a scenic highway system serving a variety of transportation modes.

Policies

1. The utilization of appropriate existing or planned arterials as scenic highways shall be encouraged rather than the creation of new routes.
2. Scenic highway corridors shall be designed to maximize the compatible multi-purpose objectives of open space and urban planning such as: recreational driving and access to recreation sites; conservation of natural resources, including the scenic values; and protection of the public health and safety.
3. In keeping with the concept of the "complete highway", development of all arterial streets, including scenic highways, shall be based upon consideration of beauty as well as safety, utility, and economy.
4. The Land Use Element should seek to enhance existing and planned scenic routes by indicating land uses which are not in conflict with aesthetic values within scenic corridors.
5. Joint efforts among federal, state, and county agencies, private developers, and citizen groups shall be encouraged to ensure compatible development within scenic corridors.
6. Outstanding scenic vistas and visual features shall be preserved and protected for the enjoyment of the traveling public; vista points with interpretive displays, roadside rests, and information kiosks should be developed along designated scenic highway routes.
7. Any new electric or communication distribution lines or the relocation of existing overhead facilities in proximity to and which would be visible from officially designated scenic highways shall be placed underground whenever feasible and not inconsistent with sound environmental planning in accordance with PUC regulations.
8. Offsite outdoor advertising displays shall be controlled in accordance with guidelines adopted by the State Scenic Highways Advisory Committee. Ordinances which require the amortization and removal of nonconforming signs shall be strictly enforced.

9. The size, height, and type of on-premise signs should be the minimum necessary for identification, and the design, materials, color, and location of the signs should blend with the environment, utilizing natural materials where possible.
10. Trees and other roadside plantings should be utilized to protect and enhance the view from the road; protection or enhancement of the scenic qualities should be the primary consideration in any proposed removal of mature trees and shrubs.
11. The feasibility of incorporating riding, hiking, and bicycle trails and other compatible public recreation facilities within the scenic corridors should be investigated.
12. Appropriate regulatory procedures should be explored which will provide adequate regulation of land uses and intensities within scenic corridors.
13. Procedures for design review should be considered to determine if necessary to assure appropriate and compatible developments within scenic highway corridors.
14. Programs leading to the official designation of all eligible State and County scenic highway routes in the County should be expedited.

Action Programs

The long and short range action programs outlined below are intended to implement the goals, policies, criteria, and proposals of the Scenic Highways Element.

Short Range Action Recommendations

The short range action program includes recommendations which may feasibly be initiated and which will establish a framework for achieving the plan:

1. Direct the Planning Department to develop criteria whereby a priority list can be developed for the adoption of proposed scenic highway routes.
2. Request CALTRANS to initiate corridor surveys for high priority eligible scenic highway routes.
3. Direct the Planning Department to initiate corridor studies for high priority eligible County scenic highway routes.
4. Direct the Planning Department to study and make recommendations regarding amendments to the zoning, subdivision, building, and grading ordinances that are necessary for scenic corridor protection.
5. Direct the Planning Department to study and make recommendations as to whether a scenic corridor overlay zone is necessary for the protection of designated scenic highways.

6. Direct the County Road Department to study and make recommendations regarding aesthetic standards for road widenings, construction, and improvements within scenic corridors.
7. Direct the Parks Department to study and make recommendations regarding interpretive signing and displays in conjunction with designated scenic highways.
8. Direct the Building and Safety Department, Land Use Division, to seek the removal of illegal offsite advertising.
9. Direct the appropriate County departments to emphasize beautification programs within scenic corridors.

Long Range Action Recommendations

The recommendations included in the long-range action program are expected to be initiated from three to ten years in the future.

1. Request CALTRANS to initiate corridor surveys for second and third priority eligible scenic highway routes.
2. Direct the Planning Department to initiate corridor studies for second and third priority eligible County scenic highway routes.
3. When corridor studies are completed, provide for improvements and facilities in accordance with the corridor study recommendations as funds become available on a priority basis.

RECREATION ELEMENT AND AMENDMENTS (Adopted July 6, 1965)

Standards

Ten acres of park per 1,000 inhabitants of an urban region is a commonly accepted standard for local park areas. This is the total area necessary to serve the residents of the immediate region. It assumes that all of the park area is usable land.

The ten acres is broken down into three classifications in accord with the areas and populations served and the type of activities provided. These are Local Neighborhood Parks and Local Community Parks, which serve small areas and are close to the people, and General Community Parks.

Six of the ten acres are allotted to General Community Parks. These are often called regional parks but herein are called General Community Parks to distinguish them from park areas already referred to in the Recreation Element of the General Plan as Regional Parks. As already noted, these are of general county interest and are of little local or neighborhood service.

General Community Parks, as referred to herein, are large parks or recreational areas such as might be developed by the larger cities or by the

county when it becomes more heavily urbanized. The areas for such parks, the facilities to be provided and the locations are undetermined. Land consuming facilities such as golf courses, wilderness, arboretums, zoos, and large sports fields and arenas would be expected to be found here. Visitors to these parks would expect to spend some time in driving to them.

The four acres of the ten acres per 1,000 residents are further divided, usually three acres to Neighborhood Parks and one acre to Local Community Parks.

Neighborhood Parks

A Neighborhood Park is essentially a park for family groups and children of elementary school age. It should provide in order of importance:

- 1) Open space and shaded and green areas.
- 2) Picnic areas and facilities for family groups, including sanitary facilities.
- 3) Automobile parking area or other means of control or provision therefor.
- 4) Informal game and play areas.
- 5) Play facilities for younger children.

The park area should also be suitable for further development in accord with future needs of the residents of the park service area and the natural characteristics of the site.

The service area of a neighborhood park should not exceed a radius of 1/4 to 3/8 mile. The park need not be at the geographic center of the service area but should be reasonably convenient to all parts. In heavily urbanized (multi-family) areas, the radius should be reduced to 1/8 mile.

The area available for the essential facilities in a neighborhood park should be not less than 5 acres and need not exceed 10 acres. In built-up areas where available park sites are smaller than the required minimum a lesser area may be acceptable and more than one small park area may be required.

Community Parks

Local Community Parks serve larger areas made up, usually (in larger urbanized areas) of a number of neighborhood park service areas, each having its own service radius of one to 1-1/2 miles.

They are essentially activity parks and should provide areas and facilities for a wide range of both informal and organized games and play for all segments of the population as well as for family and group picnicking.

A local Community Park should have a minimum area of ten acres and, desirably, should be 20 or 30 acres in size.

Land Use - Park Area - Population Ratios

It is necessary to establish Land Use - Park Area - Population Density ratios as guides or standards to the location and adequacy of neighborhood parks.

The following table forms the basis for determining the areas which would be needed to provide for the park needs in neighborhoods throughout the unincorporated parts of the county. In addition, it includes two examples of its application, first to a ten-acre parcel of land, and then to a 160-acre parcel. These are shown in columns "F", "G", "H" and "I".

A	B	C	D	E	F	G	H	I
Zone	Number Families Per Lot	Average Number of Persons					Acres of Park to Serve Area	
		Per	Per	Per	Per	Per	Per 10	Per 160
		DU	Lot	Acre	10 Acres	160 Acres	Gross	Gross
R-1	1	3.2	3.2	14.4	144	2,160	.43	6.9
R-2	2	3.0	6.0	27.0	270	4,320	.81	13.0
R-3	4	2.5	10.0	45.0	450	7,200	1.35	21.6
R-3	6	2.5	15.0	67.5	675	10,800	2.03	32.4

From the standard of three acres of neighborhood park per 1,000 residents one finds that .003 acre of park is needed for each person. The table assumes that lots are the minimum size of 7,200 square feet with 4 1/2 lots per gross acre and that there are 3.2 persons per family and per lot in the single family residence zone.

The family size or persons per dwelling unit, "Column C" is considered low; therefore, the acres needed to meet the standard are actually less than the standard of 3 acres of park per 1,000 persons.

The number of families per lot, "Column D", in the R-2 and R-3 Zones is assumed and is also considered to be low. The actual number can vary greatly and is ultimately limited by the desires and design skill of the developer within the ordinance limits of 60 percent lot coverage.

While individual owners may far exceed the number of families per lot used in establishing the standards for the R-2 and R-3 Zones, the numbers proposed in "Column B", i.e., 2, 4 and 6, are believed to be reasonably low averages as to how these zones will ultimately develop where the lot sizes are the minimum of 7,200 square feet.

As the size of land parcels exceeds the 7,200 square foot minimum, the park ratios will then change. In the R-1 Zone, the parks would be farther apart because the limit is one family per lot.

Where larger parcel sizes are found in the multiple family zones, there is greater design flexibility and the number of families and number of persons on each parcel would frequently exceed the 2, 4 and 6 families used in the table. Therefore, the standards used must be those in "Column E, Average Number of Persons per Acre."

Program of Encouragement

In order to encourage residents of unincorporated communities to initiate park acquisition and development programs, the Planning Commission and its staff and the Parks Department and Parks Advisory Committee should follow a forceful and continuing program to inform the public, to offer assistance to residents of unincorporated communities and to establish the procedures necessary to enable said residents to realize the benefits of local parks.

The assistance offered should include:

1. Providing residents with information on the need for parks.
2. Advice on the establishment of park service areas and the formation of county service areas or other special districts to provide the means to accomplish a project or projects.
3. Preparation of general and precise plans and drawings and supervision without cost to the local people on the acquisition, development and operation of local parks.

When the Planning Commission finds that the population within a quarter section or similar area of land reaches 750 persons the residents of the area should be contacted by whatever means the Commission finds practical and meetings and hearings should be held as necessary to determine whether a park service area or special district should be established.

BOARD OF SUPERVISORS POLICY

(Parks - General Policy)

Recreation Resource Areas are established which are the lands within the boundaries of or adjoining and within 1/4 mile of all national forests and monuments; state parks; water reservoir areas or reservations established by the State Water Resources Board or the Metropolitan Water District; and local parks, reservations and recreation ways shown on the General Plan of Recreation and all lands within 1/2 mile of a highway shown on the General Plan of Recreation as a Scenic Resource Highway.

A special zone classification is needed to provide the necessary regulations, --A Recreation Resource Zone.

Recreation Resource Areas are areas wherein the Board of Supervisors finds that the County should encourage large lot sizes and increased setbacks on major highways. (Single family--one acre; multiple family--two acres; motels, trailer parks, commercial, etc.--ten acres); regulate removal or damage to vegetation and natural features including the surface of the land; limit signs; limit highway access points; require the break-up of large parking areas; limit lot coverage by buildings and pavements; (commercial 75%, multiple and other R-3 uses 35%); etc.

Recreation - It shall be the policy of the County of Riverside to provide opportunities for County citizens and visitors to enjoy quality outdoor recreational experiences by encouraging positive personal outlets, people to people relationships and people to environmental resources relationships through the utilization of a well-balanced Countywide regional park system.

Preservation - It shall be the policy of the County of Riverside to preserve within the system of Regional Parks, the (1) outstanding natural scenic resources of the County; (2) areas and structures of Countywide historical or archaeological significance to the citizens of Riverside County; and (3) preserve or protect important wildlife habitats of unique importance or habitats of endangered species. The preservation of these natural resources and historical and archaeological sites which depict the cultural heritage of our region are recognized as an important legacy to the future generations of Riverside County and the Southern California region.

Economy - It shall be the policy of the County of Riverside to help stimulate a balanced economy in Riverside County through the promotion of recreational tourism including County regional park facilities.

Protection - It shall be the policy of the County of Riverside to do everything possible to preserve existing parklands and not allow them to be used for conflicting purposes such as airports, highways, etc.

Classification of Parks

All County parks shall be classified to one or more of the following five categories: (1) scenic parks, (2) recreation areas, (3) special recreation facilities, (4) historic/archaeological sites, and (5) regional equestrian, hiking and bicycle trails.

The above classifications should be applied to the major use of each particular County park unit with full knowledge that there are overlapping qualifications in many cases. The following criteria shall apply to all County parks with the exception of the network of equestrian, hiking, and bicycle trails:

- a. They shall possess outstanding qualities of landscaping, special park and recreation values or features of special natural and historical/archaeological significance that make their preservation and use a matter of Countywide or regional concern;
- b. They shall be on a scale worthy of inclusion in the County regional park system; and
- c. They shall be unified in complete areas with logical boundaries.

1. Scenic Parks

Scenic parks are areas of outstanding natural significance where the major values are geological, botanical, or zoological. The purpose of a scenic park is primarily the preservation of its outstanding natural features. Development should be for the purpose of making the areas available for public enjoyment in a manner consistent with the preservation of the natural values. Uses for which developments may be made are

camping, picnicking, sightseeing, nature study, hiking, riding, etc., involving no major modification of their lands, forests, or waters and without extensive introduction of artificial features that are primarily of urban character. In planning for developments and uses which are compatible, the intensity of the use as compared to the ability of the natural area to accommodate people without impairing its quality, shall be carefully studied. Such over use shall be avoided whenever possible.

2. Historical/Archaeological Sites

Historical and archaeological sites are units or areas established to preserve objects or locations of historic events representative of Riverside County's history. Development or rehabilitation should be as historically accurate as possible and be for the purpose of enriching the experience and increasing the appreciation of the historical significance of the site. Convenience features such as parking and picnicking areas should be sited so as not to distract from the authenticity. Understanding of the significances should be promoted through interpretive devices and programs.

3. Recreation Areas

A recreation area should be comparatively large, accessible, of County rather than local importance with Countywide and regional drawing power, and capable of providing adequate non-urban recreational activities such as camping, swimming, picnicking, boating, fishing, riding, etc. These are primary reasons for operating the areas. Geographical distribution and relationship to concentrations of population should be important factors in the selection of recreational areas.

4. Special recreational facilities include parks that serve a special recreational function such as equestrian center complexes, off-road vehicle parks, youth group resident camps, and other facilities which cater to the needs of special interest groups within the region. These parks are unique in character and shall be developed in response to the changing recreational needs of the people of Riverside County. These parks are typically difficult to develop in urban communities and might also include such activities as rifle ranges, hang glider launch areas, archery ranges, etc.

5. Regional Equestrian, Hiking and Bicycle Trails

Regional trails for riding, hiking and bicycling purposes are those trails as designated on the County's adopted General Plan. The trails principally are located within, radiating out from and interconnecting the principal recreation areas in the County.

GENERAL PLAN OF EQUESTRIAN AND HIKING TRAILS (adopted November 4, 1968)

The major recommendations of this plan are:

1. The establishment of a trails system in excess of 1,000 miles, which provides a network of interconnected routes between our urban communities, our regional parks, state parks, national forests and other areas of scenic value.

2. The establishment of major trails in the Santa Ana River Basin, in the White Water River Basin, on the Main Divide Ridge of the Cleveland National Forest, on the Desert Divide Ridge of the San Bernardino National Forest and along the Colorado River.
3. The integration of the equestrian and hiking trail plans of our local communities, to the County trails system, the Forest Service trails system, the State Riding and Hiking Trail and the trail plans of neighboring counties.

Policy

The Board of Supervisors will appoint an Equestrian and Hiking Trails Advisory Committee whose duty it shall be to advise the Board of Supervisors on matters of trail alignment, policy and standards for all County equestrian and hiking trails.

In every feasible instance it is the intent of the County to utilize river bottoms, drainage channels, arroyos, and mountain ridges for trail routing so as to utilize those lands that would be most unsuitable for more intensive development.

In some areas it will be necessary to utilize existing roadways and other features to provide continuity for the total system.

In every instance possible the trails should be so designed and executed so as to enhance the natural landscape and not be detrimental to the natural assets of the land.

A copy of the General Plan for Equestrian and Hiking Trails will be forwarded to the State Division of Highways, the County Road Department, and maintained in a current status so that in the future adequate provisions may be made for the crossing of roadways.

Motorized vehicles, with the exception of maintenance, law enforcement, and fire vehicles, are to be prohibited as they would be incompatible with the intent of the plan and detrimental to the trails.

Posting of the trail routes, road crossing, enforcement of the necessary trail use regulations, and the legal absolvment of the County or any private landholder upon whose land a portion of the trail is located, of any responsibility for injury to any user of any County trail, by so stating same on posted signs are recognized as desirable facets of the implementation of the plan.

Review of the Equestrian and Hiking Trails plan by the County Subdivision Committee should be standard practice so that the integrity of the plan can be maintained in the face of increasing urbanization.

Coordination of Riverside County Trail plans with those of the cities, surrounding counties and other trail operating agencies should be continued.

Standards

Standards for trails construction, landscaping, precise alignment, maintenance and general implementation are to be developed by the Equestrian and Hiking Trails Advisory Committee at their first opportunity.

Standards for trail conduct and recommendations for their enforcement by public officials and private citizens should also be the responsibility of the Equestrian and Hiking Trails Advisory Committee. The establishment of a citizen deputy sheriff force may also be desirable here, as it has proven successful in many counties in California.

SEISMIC SAFETY/SAFETY ELEMENT (Adopted October 31, 1978)

Seismic and Geologic Hazards Policy Plan

Goals

To minimize loss of life, injury, damage to property, and social and economic dislocations resulting from seismic and geologic hazards.

Objectives

1. To incorporate seismic and geologic hazard considerations into the County Planning and development review process.
2. To identify areas of significant seismic and geologic hazards and promote special land use regulations for those areas.
3. To consider and utilize state-of-the-art advancements relating to mitigation of seismic and geologic hazards.
4. To encourage more detailed scientific analysis of seismic and geologic hazards.
5. To encourage the identification, evaluation, and mitigation of existing structural hazards that are related to seismic considerations.
6. To promote standards that will enable Critical and Essential structures or facilities to remain functional.
7. To promote public awareness of seismic and geologic hazards.
8. To encourage the consideration of seismic and geologic hazards as a factor in assessing property.

Policies

1. Recognize seismic and geologic hazards as significant constraints when determining suitable land uses and densities within an area. (Objective 1)
2. Provide for the orderly administration and implementation of the Seismic Safety/Safety Element Program. (Objective 1)

3. Require soils and seismic/geologic investigations when proposed uses may be subject to unacceptable risks due to significant seismic or geologic hazards. Where hazards cannot be adequately mitigated certain land uses may be prohibited. (Objectives 1, 2, 4)
4. Utilize data contained in the Technical Report in determining the type and intensity of land use that is acceptable in areas of significant seismic or geologic hazard. (Objectives 2, 3, 5).
5. Provide for the incorporation of new information and continuous review and periodic updating of the Seismic Safety/Safety Element Policy Report and Technical Report. (Objective 4)
6. Support programs which increase awareness of the nature and extent of natural hazards in Riverside County. (Objective 7)
7. Consider the susceptibility of property to identified seismic or geologic hazard as an important factor in valuation. (Objective 8).

Fire Hazard Policy Plan

Goals

To minimize loss of life, injuries, property damage, loss of natural resources, and social and economic dislocations due to fire.

Objectives

1. To provide the maximum feasible level of fire protection, recognizing state-of-the-art advancements in fire fighting technology and procedures, as well as the County's ability to pay for improvements.
2. To provide for the public safety during and after major wildland and structural fires.
3. To identify the extent of fire hazards, evaluating both natural and man induced factors for the purpose of introducing these considerations into the general plan process.
4. To reduce the potential of wildland fires by controlling the type and intensities of land uses permitted in fire hazard areas and establishing necessary development standards.
5. To encourage placing the cost of providing necessary fire protection to urban uses or concentrations in areas subject to High or Extreme fire hazard upon those who will directly benefit.
6. To design and locate fire stations and other emergency or critical facilities so as to enable their continued operation.
7. To emphasize a Fire Prevention Program, including reduction of fuel loading in wildland areas, inspection and abatement of hazardous conditions in and around structures, and public information, as being of importance equal to that of fire suppression.

Policies

1. Support the development of a Fire Protection Master Plan for the purpose of further assessing the magnitude of fire hazards, risks, and the corrective measures necessary to provide an optimal level of fire protection. (Objectives 1, 2, 3, 4, 5, 6, 7)
2. Strive to reduce fire insurance premiums by evaluating Insurance Services Office (ISO) recommendations and implementing those that reflect acceptable cost-benefit ratios. (Objectives 1, 4, 6)
3. Recognize and support the volunteer program of the Riverside County Fire Department as an integral part of the fire protection program. (Objective 1)
4. Locate new fire stations where they will most effectively reduce the potential loss of life, injury, and property damage. (Objective 1, 2, 6)
5. Recognize susceptibility to wildland fires as a significant constraint when determining suitable land uses and densities within an area. (Objectives 2, 3, 4)
6. Utilize the Fire Hazard Severity Classification System to determine the natural fire hazard in all areas of the County for the purpose of evaluating proposed land divisions, general plan amendments, and other similar planning matters. (Objective 3)
7. Supplement the Fire Hazard Severity Classification System with risk-related factors such as human proximity and information regarding the adequacy of water supplies and protective facilities. (Objective 3)
8. Discourage small lot development in areas of High or Extreme fire hazard where there is no adequate and reliable source of water provided.
9. Discourage the provision of complete fire protection services by independent districts where duplication of effort and related costs can be avoided by the formation of a local improvement district to fund the necessary increased level of fire protection. (Objectives 1, 5)
10. Critical or Essential facilities should not be located in High or Extreme fire hazard areas without an appraisal of the vulnerability to fire, its potential as a source of ignition, and application of acceptable mitigation measures. (Objectives 2, 6)
11. Recognize the probable effects of a major earthquake upon fire protection capabilities including facilities, access, and water supply. (Objective 6)
12. Support code enforcement programs for the purpose of reducing the risk of fire through the correction or abatement of hazardous structures or uses. (Objectives 1, 7)
13. Support adult and juvenile educational programs intended to increase awareness of the danger of fire and how to protect lives and property in the event of a major fire. (Objectives 1, 7)

Natural Hazard Disaster Preparedness Plan

Goals

To establish and maintain community preparedness and to assure an appropriate response in the event of a major natural disaster so as to reduce loss of life, injury, property damage, and social and economic dislocations.

Objectives

1. To incorporate technical information regarding seismic, geologic, flooding, dam inundation, fire and other hazardous natural events into disaster preparedness plans.
2. To encourage the efficient allocation of emergency food, shelter, and medical supplies and the rapid restoration of community order following a natural disaster.
3. To encourage the safe, rapid, and orderly restoration of public services as well as those provided by quasi-public and private agencies.
4. To recognize the necessity of total self-reliance for some undefined period of time following a regional natural disaster.
5. To encourage the coordination of the disaster plans of public, quasi-public, and private organizations to enable different response in disaster situations.
6. To promote an informed citizenry that will recognize the potential dangers resulting from natural hazards and be capable of taking appropriate measures to reduce the loss of life, injury, and property damage.

Policies

1. Afford the preparation of natural hazard disaster response plans first priority, as the most effective short-term means of protecting public health, safety, and welfare in the event of a major natural disaster. (Objectives 1, 2, 3, 4, 5, 6)
2. Support the concept that individuals, agencies, or organizations who will necessarily perform significant disaster response functions, participate directly in the development and review of the County Disaster Operations Plan.
3. Periodically update the Natural Disaster Preparedness Plan and assess its operational status and efficiency. (Objective 1)
4. Encourage potentially hazardous industries, and large scale industrial, commercial, residential, and institutional organizations to prepare natural disaster preparedness plans. (Objective 5)
5. Support mutual aid agreements and encourage a program of self-sufficiency in various geographic areas. (Objectives 2, 4, 5, 6)

6. Recognize the special needs of dependent populations in disaster situations. (Objectives 7, 8)
7. Support public information programs and solicitation of citizen involvement in disaster preparedness and response so as to promote a more informed public. (Objectives 6,7)

Dam Failure Policy Plan

Goals

To minimize loss of life, injury, damage to property, and social and economic dislocations resulting from flood or dam inundation hazards.

Objectives

1. To incorporate flood hazard considerations into the County planning and development review processes.
2. To identify areas of significant flood hazards and promote special land use regulations for those areas.
3. To promote standards that will enable critical and essential facilities to remain operational during and after a disastrous flood.
4. To minimize costs to both the government and to the general public for providing community protection from disastrous flooding.
5. To provide for the public safety during and after major flooding.
6. To encourage the consideration of flood hazards as a factor in assessing property.

Policies

1. Recognize hazards posed by flooding or dam inundation as significant constraints when determining suitable land uses and densities within an area. (Objectives 1, 4)
2. Utilize data contained in the Technical Report for the purpose of regulating the type and intensity of land use in areas subject to flooding and/or immediate dam inundation. (Objectives 2, 4)
3. Pursue a program for the identification and evaluation of flood related hazards not initially included within the Technical Report. These areas are subject to recurrent local flooding and include flash floods, sheet flow, local ponding, and washes. (Objectives 1, 2)
4. Excepting those flood control facilities intended to reduce flooding, critical or essential facilities should not be located within the boundaries of the 100-year flood plain unless reasonable alternative sites are not available. It must also be demonstrated that although mitigation may be difficult, flood hazards will be adequately mitigated.

5. Encourage the preservation of flood plains in open space uses. (Objectives 2, 4, 5)
6. Consider the susceptibility of property to flood damage as an important factor in valuation.

RIVERSIDE COUNTY COMPREHENSIVE WATER AND SEWER PLAN (adopted October 16, 1973)

Basic principles can be stated to guide the local agencies in formulating lists of priorities. With respect to water systems, first consideration should be given to an adequate supply, without which the other facilities are of little value. Next importance is usually placed on storage, at least for the domestic demand. Under proper conditions, a good supply may be considered as part of the storage, at least as an interim measure. This is particularly true when the supply is from several wells properly situated throughout the system with provision made to protect against power failure. In most cases the transmission and distribution facilities receive a lower priority except where there is a severe problem.

With respect to sewer systems the opposite trend in priorities usually prevails. There must of course be some means of treatment and disposal before a new collection system can be constructed. However, even with rudimentary treatment facilities, such as lagoons, an existing system can usually be extended to provide service to additional areas.

From the practical standpoint, an adequate collection system is usually given high priority. An inadequate water distribution system will result in decreased pressure at times of maximum use, and this will cause complaints but usually will be tolerated. However, an inadequate sewage collection system will result in overflowing manholes which is a far more serious consequence.

In this regard it should be noted that sewage collection systems have considerable additional "capacity" as a result of storage in manholes and connections and because of increased velocity when under pressure. For this reason, overloaded conditions often go undetected. When a sewer system overflows it is usually because of a stoppage or because surface water has been introduced into the system.

Priorities may be viewed in a different sense. Even before a priority list of capital improvements is developed, each agency should give serious considerations to some preliminary steps. For example, if two agencies are to work in cooperation, or if they are to consolidate, then the concept of cooperation or consolidation should be established before considering specific priorities of the individual agencies. In this sense, the following list of priorities is presented:

1. Consideration of consolidation of or cooperation between existing agencies or the formation of new regional or local agencies to replace existing ones.
2. Detailed studies of facilities of the individual agencies, in the light of any proposed or effected consolidations, agreements of cooperation, or formations of new agencies.

3. Determination of project priorities based upon financial feasibility of the proposed facilities.
4. Implementation of the detailed studies.

RIVERSIDE COUNTY HISTORIC PRESERVATION ELEMENT (Adopted February 27, 1979)

For preservation purposes, select geographically defined areas within Riverside County should, by ordinance, be designated as Historic Districts if the area:

- a. Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or local community; or
- b. Is identified with historic personages or with important events in national, state or local history; or
- c. Embodies the distinguishing characteristics of architectural type specimens inherently valuable for the study of a period or periods styles, methods of construction, indigenous materials or craftsmanship; or
- d. Is notable of the works of master builders, designers, or architects.

In order to establish this balance, the renovation of the existing buildings and construction of new buildings, located within an historic district should be encouraged.

New buildings should not be designed in such a manner as to ignore the character of the existing historic buildings.

The surrounding areas of a lot within an historic district is defined as:

The surrounding area for an interior lot includes any lot fronting on the same street, within the same block, except such portions which fall outside the boundary of the historic district.

The surrounding area of a corner lot fronting on the same streets, within the same blocks, except such portions which fall outside the boundary of the historic district.

Within an historic district, there exist similarities in the design and construction of each building that provide a basis for determining the general character of an historic district.

Height - New structures should be constructed no higher than the tallest building in the surrounding area.

Setbacks - New structures should maintain the prevailing setback existing in the surrounding area.

Proportion - The relation between the height and width of the front elevation of a structure should be similar to that of other buildings in the surrounding area.

Pattern and Rhythm - The recurrent alternation of solids and voids (walls to windows and doors) should be generally similar to other buildings in the surrounding area.

Roof Type - The roof type and materials should be compatible with existing buildings in the surrounding area.

Surface Texture and Color - Surface textures and colors should be appropriate in the context of other buildings in the surrounding area.

Site Design - New buildings should observe an appropriate spacing in terms of the surrounding area.

Projections - The design of new buildings and alterations should take into account the presence or absence of such projections as porches, awnings, and overhangs on other buildings within the surrounding areas.

Architectural Details - Architectural details of new buildings and renovations should be suggestive of the extent and scale of details on other buildings in the surrounding area.

SUMMARY OF THE HOUSING PROGRAM

CONSERVATION OF HOUSING AND COMMUNITIES

GOAL 1. RETAIN DECENT, SAFE, SANITARY AND AFFORDABLE HOUSING THROUGH THE REHABILITATION AND IMPROVEMENT OF THE HOUSING STOCK.

POLICY 1.A. The County shall provide rehabilitation and home improvement programs to aid unincorporated communities in conserving the housing stock.

PROGRAM 1.A.1. Pursue all available Federal and State funding for housing conservation programs.

PROGRAM 1.A.2. Consider local funding options for housing conservation programs.

PROGRAM 1.A.3. Instigate a building code enforcement program for all multiple family rental units in designated target areas.

GOAL 2. PRESERVE, ENHANCE, AND IMPROVE THE QUALITY AND DIVERSITY OF THE COUNTY'S URBAN AND RURAL COMMUNITIES.

POLICY 2.A. Provide a comprehensive and coordinated effort to improve infrastructure and community surroundings and to encourage the provision of adequate public and private services and facilities in all residential areas.

PROGRAM 2.A.1. Use the Community Development Block Grant Program (CDBG) to provide and improve services and facilities in the communities.

POLICY 2.B. Review development projects to ensure that they will be consistent and compatible with the existing community environment and that they are not costly "leap frog" developments.

PROGRAM 2.B.1. Use a radius of review to assess development projects.

PROGRAM 2.B.2. Review projects for contiguousness with existing development.

POLICY 2.C. To go along with the revision of the Countywide General Plan, the County recognizes the continuing need for community plans that establish development criteria and standards to meet the goals, objectives, and concerns of communities within the County, while minimizing the environmental hazards and constraints.

PROGRAM 2.C.1. Input from the residents of each community, where a community plan is being done, will be solicited so that the development standards and criteria for that community plan will meet the residents' goals, objectives, and concerns.

HOUSING AFFORDABILITY

GOAL 3. PROVIDE ALL RESIDENTS OF THE COUNTY WITH THE OPPORTUNITY FOR SUITABLE HOUSING WHICH THEY CAN AFFORD.

POLICY 3.A. Provide incentives to developers to build a range of housing that is affordable to County residents.

PROGRAM 3.A.1. Adopt a new zone that will encourage and facilitate a variety of affordable housing types by providing flexible design standards, allowing greater densities and providing other incentives.

PROGRAM 3.A.2. Provide priority permit processing as an incentive for the construction of affordable housing.

POLICY 3.B. Examine County ordinances and permit processing procedures to see if changes can be made to reduce housing costs to County residents.

PROGRAM 3.B.1. Review County Ordinance Nos. 348 and 460 for design flexibility and review inter-departmental and intra-departmental development permit processing procedures to determine if and where time reductions can be made.

POLICY 3.C. Use Federal, State and local funding to provide and subsidize low-cost housing.

PROGRAM 3.C.1. Use to the greatest extent possible, all funding available for subsidization of housing within the County.

PROGRAM 3.C.2. Consider local funding options for the financing of mortgages and new development projects.

GOAL 4. PLAN RESIDENTIAL GROWTH IN AN ORDERLY MANNER TO MAKE THE BEST AND MOST EFFICIENT USE OF EXISTING AND FUTURE INFRASTRUCTURE.

POLICY 4.A. The County will provide for higher density developments in infill situations and those areas where services and infrastructures exist or will exist in the near future.

PROGRAM 4.A.1. The Countywide Policy Plan, currently being developed, will establish development standards and design criteria for housing projects.

GOAL 5. ENCOURAGE AND FACILITATE THE PRESERVATION AND APPROPRIATE USE OF NATURAL RESOURCES.

POLICY 5.A. The County will encourage energy conservation programs to be used in existing homes and new housing developments.

- PROGRAM 5.A.1. Develop a home energy conservation program to reduce the energy costs of County residents.
- PROGRAM 5.A.2. Develop building and design standards to reduce the cost of energy to County residents.
- POLICY 5.B. Use State, Federal, and foundation funds and programs to retrofit existing structures and plan new buildings for energy efficiency.
- PROGRAM 5.B.1. Seek all available funds and assistance to expand energy options to County residents.

HOUSING SUPPLY

- GOAL 6. PROVIDE FOR A SELECTION OF HOUSING THAT IS DECENT, SAFE, AND SOUND, IN CLOSE PROXIMITY TO JOBS AND DAILY ACTIVITIES, AND THAT VARIES BY LOCATION, TYPE, DESIGN, AND PRICE.
- POLICY 6.A. Plan and provide for housing that responds to market needs and satisfies varied price and type demands of the residents of the County.
- PROGRAM 6.A.1. Adopt an ordinance defining condominium conversions.
- PROGRAM 6.A.2. Provide for a variety of housing opportunities through the Countywide Policy Plan and community plans.
- PROGRAM 6.A.3. Provide for housing in proximity to jobs and daily activities.
- GOAL 7. COORDINATE THE HOUSING PROGRAMS WITHIN THE COUNTY WITH THE ACTIVITIES OF THE CITIES, SCAG, AND OTHER STATE AND FEDERAL AGENCIES, AND WITH THE PRIVATE FINANCIAL INSTITUTIONS, PUBLIC INTEREST GROUPS, AND THE BUILDING INDUSTRY.
- POLICY 7.A. Continue interaction and cooperation with Federal and State agencies that assist the County in the provision of housing programs.
- PROGRAM 7.A.1. Continue to work with State and Federal Housing agencies that assist the County in providing housing.
- POLICY 7.B. Provide assistance to all jurisdictions within the County and the region to facilitate attainment of housing goals that are currently unmet.
- PROGRAM 7.B.1. Work with other governmental bodies and organizations to improve areawide housing programs.



JAN 27 2025

UNIVERSITY OF CALIFORNIA

PROVISION OF HOUSING SITES

GOAL 8. IDENTIFY AREAS OF THE COUNTY WITH ADEQUATE INFRASTRUCTURE AND LIMITED ENVIRONMENTAL CONCERNS THAT ARE MOST SUITED FOR HOUSING, ESPECIALLY LOWER COST AND HIGH DENSITY HOUSING.

POLICY 8.A. Develop a system to maintain an inventory of buildable lots, where current and planned infrastructure exist, for the purpose of providing adequate housing sites.

PROGRAM 8.A.1. Establish a Development Monitoring System.

PROGRAM 8.A.2. Develop Master Environmental Assessments.

HOUSING OPPORTUNITY

GOAL 9. ENSURE ADEQUATE HOUSING TO ALL PERSONS REGARDLESS OF AGE, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, SOURCE OF INCOME OF OTHER ARBITRARY FACTORS.

POLICY 9.A. The County will actively promote equal housing opportunity.

PROGRAM 9.A.1. Provide a Housing Counseling Service.

PROGRAM 9.A.2. Provide for a rent mediation service.

GOAL 10. ENSURE THAT ALL PERSONS WITH SPECIAL HOUSING NEEDS HAVE AN ADEQUATE CHOICE OF SUITABLE HOUSING UNITS.

POLICY 10.A. The County shall promote adequate opportunity for decent, safe, and sound housing for the disabled or handicapped, the elderly, minorities, farm laborers, single parent households, and the student and military populations.

PROGRAM 10.A.1. Seek all available funding to provide housing for special needs groups.

PROGRAM 10.A.2. Use all available funds to assist in design modifications for the handicapped.

GOAL 11. MONITOR AND REVIEW THE HOUSING PROGRAM'S EFFECTIVENESS AND PERFORMANCE TO MAKE GOVERNMENT RESPONSIVE TO THE HOUSING NEEDS OF THE PUBLIC.

POLICY 11.A. The Planning Department shall monitor and review for effectiveness all programs adopted as a part of this Housing Element.

PROGRAM 11.A.1. Provide status reports on housing conditions in the County.